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STATE OF NEW JERSEY  
DEPARTMENT OF LAW & PUBLIC SAFETY  
DIVISION OF CONSUMER AFFAIRS  
NEW JERSEY BOARD OF REAL  
ESTATE APPRAISERS

IN THE MATTER OF THE LICENSE OF	:	
ADAM J. WEBER	:	Administrative Action
License # 42RG00207000	:	
	:	FINAL ORDER
	:	OF DISCIPLINE
TO ENGAGE IN THE PRACTICE OF	:	
REAL ESTATE APPRAISING IN	:	
THE STATE OF NEW JERSEY	:	

This matter was opened to the New Jersey Board of Real Estate Appraisers (the "Board") upon receipt of information which the Board has reviewed and upon which the following findings of fact and conclusions of law are made:

1. Adam J. Weber ("Respondent") is a State Certified General Real Estate Appraiser in the State of New Jersey and has been a licensee at all times relevant hereto.
2. On or about December 15, 2013, Respondent completed and submitted an online biennial license renewal form and Respondent's license was then renewed through December 31, 2015.
3. Respondent was asked on the biennial renewal application whether Respondent "completed the continuing education requirement during the past two years," referring to

the biennial renewal period of January 1, 2012 through December 31, 2013. The renewal application included specific instructions regarding this question, which read:

As a condition of renewal, licensees are required to obtain at least 28 credit hours of approved continuing education for each biennial renewal period subsequent to licensure/certification or 14 hours of continuing education if initially licensed or certified in the first six months of the second year. If initially licensed or certified during the last six months of the second year, no continuing education is required. If you are exempt from this requirement for this renewal period only, please answer "yes" to this question. Credits may not be carried over to another renewal period.

Respondent answered "yes" to the question and certified that answer to be true and complete by clicking on the "Submit Answers" button and proceeding with the application.

4. Respondent was asked on the biennial renewal form whether Respondent successfully completed the seven hour National USPAP Update Course or its equivalent during the past two years, referring to the biennial period of January 1, 2012 through December 31, 2013. The renewal application included specific instructions regarding this question, which read:

As a condition of renewal, licensees must successfully complete the seven-hour National USPAP Update Course, or its equivalent, at a minimum of every two years. Equivalency shall be determined through the AQB Course Approval Program or by an alternate method established by the AQB.

Respondent answered "yes" to this question and certified that answer to be true and complete by clicking on the "Submit Answers" button and proceeding with the application

5. After January 1, 2014, the Board commenced a continuing education audit, asking a random sampling of its licensees to submit documentation to verify completion of required continuing education. Respondent was selected for inclusion within the continuing education audit.

6. On or about April 30, 2014, all licensees selected for inclusion in the audit were sent a notice, by regular mail, addressed to the address of record that the licensee maintained with the Board, advising of the need to supply copies of documentation maintained to verify continuing education hours claimed.

7. In response to the April 2014 letter, Respondent supplied documentation verifying Respondent's completion of twenty-one hours of approved continuing education, including completion of a seven hour USPAP Update Course, within the January 1, 2012 - December 31, 2013 biennial period. Respondent maintained that he had timely completed another seven hour course, but was experiencing difficulty obtaining a certificate

of completion because the provider did not have all of Respondent's required signatures on the attendance sheets.

#### CONCLUSIONS OF LAW

Pursuant to N.J.S.A. 45:14F-18 and N.J.A.C. 13:40A-5.3, all licensed and certified real estate appraisers are required to complete all continuing education requirements established by "The Real Property Appraiser Qualification Criteria and Interpretations of the Criteria" promulgated by the Appraisal Qualifications Board of the Appraisal Foundation (the "AQB"). The AQB requirements are incorporated by reference in the Board's regulations. For the two year period of January 1, 2012 - December 31, 2013, the AQB Qualification Criteria mandated that appraisers complete a minimum of twenty-eight class hours of approved continuing education.

Pursuant to N.J.A.C. 13:40A-5.4, all licensed and certified appraisers are required to complete a seven hour National Update Course on the Uniform Standards of Professional Appraisal Practice ("USPAP"), or its equivalent, at least once every twenty-four months. The AQB Qualification Criteria similarly mandate that appraisers must successfully complete the seven hour USPAP Update Course, or its equivalent, every two calendar years.

Pursuant to N.J.A.C. 13:40A-5.8, licensees or certificate holders are required to maintain documentation for at least four years of continuing education hours completed in order to verify program attendance and/or activity completion.

Respondent failed to demonstrate, to the satisfaction of the Board, completion of the required twenty-eight hours of approved continuing education for the two year period of January 1, 2012 - December 31, 2013. While Respondent was able to verify twenty-one hours of approved continuing education, Respondent failed to demonstrate completion of seven hours of required continuing education. The Board therefore finds Respondent in violation of N.J.A.C. 13:40A-5.3, which in turn subjects Respondent to sanctions pursuant to N.J.S.A. 45:1-21(e) and 45:1-21(h).

Based on the above findings and conclusions, the Board further finds that Respondent falsely certified on the renewal application that all responses to all questions that were asked on that application were true. By doing so, the Board finds that Respondent engaged in misrepresentation, and is therefore subject to sanction pursuant to N.J.S.A. 45:1-21(b).

#### DISCUSSION

Based on the foregoing findings and conclusions, a

Provisional Order of Discipline seeking a suspension and a seven hundred and fifty dollar (\$750) civil penalty was entered on August 21, 2014. Copies were served upon Respondent via regular and certified mail. The Provisional Order was subject to finalization by the Board at 5:00 p.m. on the thirtieth day following entry unless Respondent requested a modification or dismissal of the stated findings of fact and conclusions of law by setting forth in writing any and all reasons why said findings and conclusions should be modified or dismissed and submitting any and all documents or other written evidence supporting respondent's request for consideration and reasons therefor.

Respondent timely replied to the Provisional Order of Discipline by providing a certificate of completion for a seven hour continuing education course completed in June 2014 that he would apply to cure the deficiency of the previous period. Respondent also indicated that he would not use that course for the current biennial renewal period. Respondent maintained that he did not intend to mislead the Board and requested leniency.

The Board reviewed Respondent's submissions and determined that further proceedings were not necessary and that no material discrepancies had been raised. The Board was not persuaded that

the submitted materials merited further consideration, as Respondent did not dispute the findings of fact or conclusions of law. Inasmuch as Respondent cured the deficiency of the previous biennial period, the Board determined that suspension was no longer warranted. However, the Board determined that Respondent's failure to timely complete required continuing education and corresponding false answer on his renewal warranted imposition of the monetary civil penalties.

WHEREFORE, it is on this 5<sup>th</sup> day of January, ~~2014~~ <sup>2015</sup>

ORDERED that:

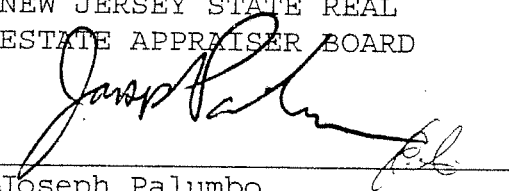
1. Continuing education hours taken after December 31, 2013 and applied to cure the deficiency from a previous biennial period shall not be used to satisfy the requirements of the current biennial period.

2. Respondent is assessed a civil penalty in the amount of seven hundred and fifty dollars (\$750). Said penalty is an aggregate penalty, which includes a penalty in the amount of five hundred dollars (\$500) for having provided a false answer to one question on the biennial renewal application (that is, falsely claiming completion of twenty eight (28) hours of continuing education credit), and two hundred and fifty dollars (\$250) for failing to timely complete seven hours of required

continuing education. Payment shall be made by certified check, bank cashier check, or money order payable to "State of New Jersey," or by wire transfer, direct deposit, or credit card payment delivered or mailed to Charles Kirk, Executive Director, New Jersey Board of Real Estate Appraisers, P.O. Box 45032, Newark, New Jersey 07101. Any other form of payment will be rejected and will be returned to the party making the payment. Payment shall be made no later than fifteen (15) days after the date of filing of this Final Order of Discipline. In the event Respondent fails to make a timely payment, a certificate of debt shall be filed in accordance with N.J.S.A. 45:1-24 and the Board may bring such other proceedings as authorized by law.

NEW JERSEY STATE REAL  
ESTATE APPRAISER BOARD

By:

  
Joseph Palumbo  
Board President